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**CMA 1 - Line**

Prepared By: Bill Marshall

Listings as of **07/02/19** at **11:27 am**

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 01/01/2019 to 06/01/2019 Subdivision Name is like 'Robson Ranch\*' City is 'Denton' Zip Code is '76207' SqFt  
 Total is 1401 to 1650 Lot Features is 'Golf Course Lot'

**Residential**

| <b>Sold Properties</b> |                        |        |                  |                 |            |        |       |       |          |          |            |            |            |       |      |
|------------------------|------------------------|--------|------------------|-----------------|------------|--------|-------|-------|----------|----------|------------|------------|------------|-------|------|
| MLS #                  | Address                | City   | # Bed            | # Bth           | GAR/CP/TCP | Yr Blt | Pool  | SqFt  | S\$/SqFt | Acres    | List Price | Sold Price | Sold Date  | SP%LP | CDOM |
| 14009314               | 10005 Southpoint Court | Denton | 2                | 2/0             | 2/0/2      | 2004   | No    | 1,585 | \$181.39 | 0.140    | \$289,900  | \$287,500  | 04/30/2019 | 99.17 | 60   |
| <b># LISTINGS:</b>     |                        |        | <b>1</b>         | <b>Medians:</b> | 2          | 2/0    | 2/0/2 | 2004  | 1,585    | \$181.39 | 0.140      | \$289,900  | \$287,500  | 99.17 | 60   |
|                        |                        |        | <b>Minimums:</b> | 2               | 2/0        | 2/0/2  | 2004  | 1,585 | \$181.39 | 0.140    | \$289,900  | \$287,500  | 99.17      | 60    |      |
|                        |                        |        | <b>Maximums:</b> | 2               | 2/0        | 2/0/2  | 2004  | 1,585 | \$181.39 | 0.140    | \$289,900  | \$287,500  | 99.17      | 60    |      |
|                        |                        |        | <b>Averages:</b> | 2               | 2/0        | 2/0/2  | 2004  | 1,585 | \$181.39 | 0.140    | \$289,900  | \$287,500  | 99.17      | 60    |      |

**Quick Statistics ( 1 Listing Total )**

|                   | Min       | Max       | Average   | Median    |
|-------------------|-----------|-----------|-----------|-----------|
| <b>List Price</b> | \$289,900 | \$289,900 | \$289,900 | \$289,900 |
| <b>Sold Price</b> | \$287,500 | \$287,500 | \$287,500 | \$287,500 |

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.